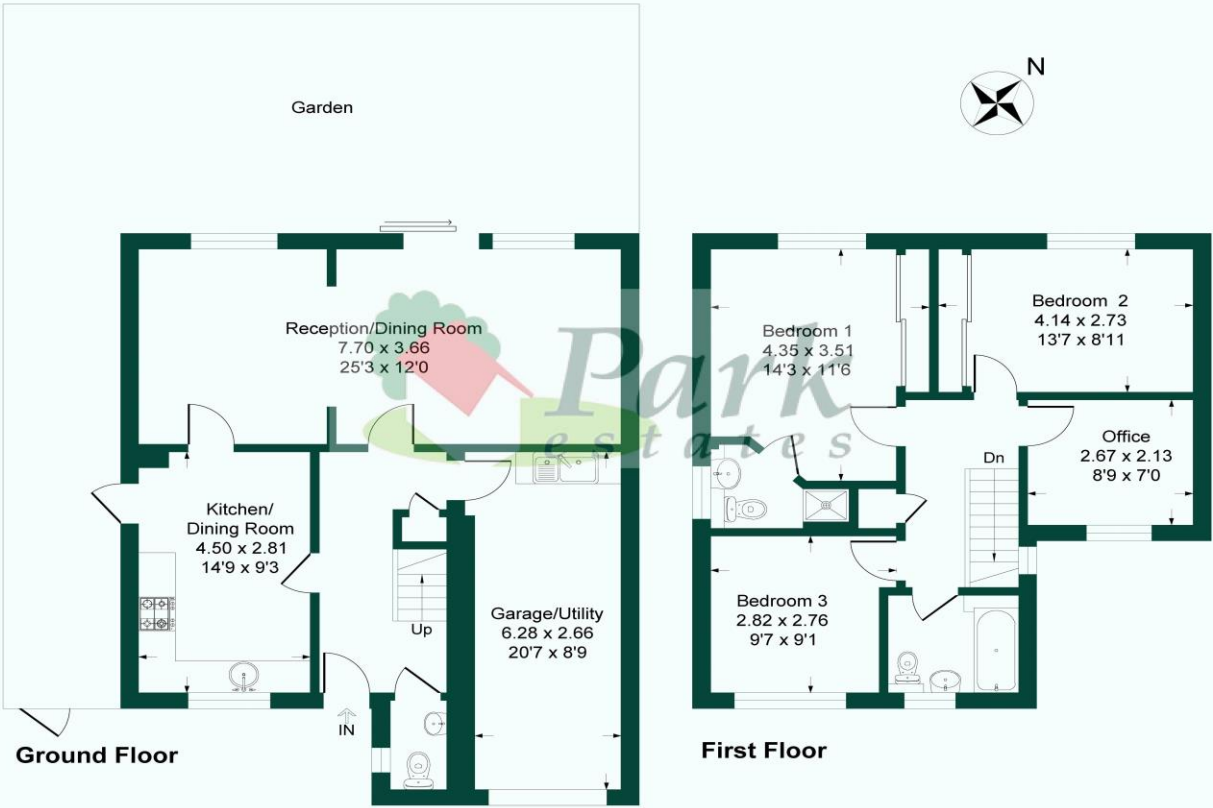


### Hunters Close

Approximate Gross Internal Area = 110.6 sq m / 1191 sq ft  
Garage = 16.0 sq m / 173 sq ft  
Total = 126.6 sq m / 1364 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	82 B
39-54	E		
21-38	F		
1-20	G		



Located within a popular and quiet close in the desirable location of Joydens Wood, offering convenient access to a selection of good schools including Wilmington Grammar and Wilmington Academy, local shops and transport links, is this spacious four bedroom detached house. A modern family home, the property is well presented throughout, with accommodation comprising of entrance hall, ground floor wc, modern kitchen / breakfast room and a large reception room. To the first floor there is a bathroom and four well proportioned bedrooms - the master with an ensuite. Additional benefits to note include double glazing, gas central heating, off street parking, integral garage, front garden and a secluded rear garden. Viewing is highly recommended to fully appreciate this fantastic home.

Local Authority: Dartford  
Council Tax Band: G

